

HAMPTON TOWNSHIP ZONING HEARING BOARD

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In re: Decision of Case No. 23-0~~3~~²
Hearing of Case No. 23-03
Hearing of Case No. 23-04

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Verbatim record of public hearing held at
Hampton Township Municipal Building
3101 McCully Road,
Allison Park, Pennsylvania
on Tuesday,
March 28, 2023

MEMBERS OF THE BOARD

Slade Miller, Chairman
Kevin Barley
David Moran
Gina Caldone Moser
Jim Tomazich
Rohan Lambore

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TOWNSHIP OF HAMPTON

MAY - 4 2023

COMMUNITY
DEVELOPMENT

ALSO PRESENT:

Amanda Gold-Lukas, Land Use Administrator
James Mall, Solicitor

~~ORIGINAL~~

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PROCEEDINGS OF MARCH 28, 2023

1
2 CHAIRMAN MILLER: We will open the March 2023
3 Zoning Hearing Board Meeting for Hampton Township.
4 Tonight on the agenda we have three matters. We have
5 one decision and two hearings. We'll start with the
6 decision first and that involves Case Number 23-02.

7 The applicants, Francis and Katherine Wymard,
8 are requesting a variance to the Zoning Ordinance
9 Number 310, Article 21, Section 310-128, Table A, for
10 a proposed detached garage that's encroaching on the
11 required 50-foot right-of-way setback by approximately
12 16 feet on property located at 3073 Woodland Road.

13 Given due consideration of the materials
14 submitted by the applicant and the testimony provided
15 at the hearing, the Zoning Hearing Board has concluded
16 that the requested variance is granted subject to the
17 following conditions. Either a 16-foot encroachment
18 into the setback will be permitted or, with written
19 approval from the owner of the existing utility
20 easement to allow the garage to encroach into the
21 easement, a 22-foot encroachment will be -- into the
22 setback will be permitted.

23 The variance granted by this decision is
24 specific to the property as referenced in the exhibits
25 and the testimony entered in the hearing record on the

1 date of the hearing and shall have no precedential
2 value for similar applications by the applicant or any
3 other applicant in any location in the Township.
4 There is a written opinion which goes through a
5 variety of matters that occurred at the hearing.

6 Mr. Barley, do you concur?

7 MR. BARLEY: I concur.

8 CHAIRMAN MILLER: Mr. Tomazich, do you
9 concur?

10 MR. TOMAZICH: I concur.

11 CHAIRMAN MILLER: Ms. Moser, do you concur?

12 MS. MOSER: I concur.

13 CHAIRMAN MILLER: Mr. Moran, do you concur?

14 MR. MORAN: I concur.

15 CHAIRMAN MILLER: And I concur as well. Then
16 we have two cases. We will start with Case Number
17 23-03. However, before we start, there's a couple of
18 rules.

19 Whichever case that you're going to come up
20 and speak about, there will be a sign-in sheet. I
21 think we're going to do it right up here. And so,
22 we'll have you sign in before you go to the podium.

23 And then, if there's anybody that thinks that
24 they're going to testify, speak, ask any questions, or
25 anything like that, whether it's a question of the

1 Board or the Township or the applicant, we'd like to
2 have you sworn in at this time by our court reporter.

3 (Witnesses were sworn in by the court
4 reporter.)

5 CHAIRMAN MILLER: Okay. And so, the first
6 hearing tonight is for Case 23-03. The applicant,
7 Ross Kuhn, is requesting a variance to the Zoning
8 Ordinance Number 310 under Article 11, Section 310-75,
9 Subsection C, Paragraphs 1 and 8, for a proposed
10 detached garage that exceeds the 100 percent floor
11 area ratio for accessory structures in the RB Zoning
12 District, and it would be located in front of the
13 leading edge of the primary structure on property
14 located at 4914 Arnold Avenue.

15 Do we have the applicant?

16 COURT REPORTER: Sir, you need to swear in.

17 MR. KUHN: Oh, sorry. I never did this
18 before.

19 (Mr. Kuhn was duly sworn by the court
20 reporter.)

21 CHAIRMAN MILLER: And we're going to have you
22 sign in, don't forget.

23 MS. GOLD-LUKAS: Oh, yeah. It's right over
24 here, sir.

25 MR. KUHN: Can I start?

1 CHAIRMAN MILLER: You can go ahead and
2 introduce yourself and --

3 MR. KUHN: I'm Ross Kuhn. I live at 4914
4 Arnold Avenue. I'm looking to build a detached garage
5 that's 1500 square feet. It is over 100 percent the
6 square feet of my house.

7 The front leading edge of my property is in
8 my driveway. And so, there is a house that is in
9 front and into the street. I'm just looking to get a
10 variance on a, you know, 1500 square foot detached
11 garage. That's all.

12 MR. TOMAZICH: Can you explain the purpose of
13 the garage being 1500, the need for it?

14 MR. KUHN: It will be for storage. I have a
15 boat, jet ski, a camper, and it's all sitting outside.
16 I would like it to be inside, out of the weather, and
17 for security. I'd probably rather my neighbors not
18 look at all my stuff sitting outside. You know, I'd
19 rather it be sitting inside, out of the weather.

20 MR. BARLEY: What are the approximate
21 dimensions of your house?

22 MR. KUHN: It's 870 square feet.

23 MR. BARLEY: What are the dimensions of it,
24 around?

25 MR. KUHN: I believe it's 39 by 29.

1 MR. BARLEY: And does the shape of your lot
2 or the topography make it hard for you to put the
3 garage behind the leading edge of the house?

4 MR. KUHN: Yes.

5 MR. BARLEY: What are the -- can you give us
6 those --

7 MR. KUHN: It's a steep slope. It would
8 probably cost me double in excavating to just flatten
9 down the ground. The site I do want to put it at is,
10 you know, part of my driveway and it is, actually,
11 very flat and at grade for a building to be set on.

12 MR. BARLEY: Can you point out on that
13 satellite image approximately where the proposed
14 garage will be?

15 MR. KUHN: It will be right here. My
16 driveway goes up, it does a little wrap around, and
17 it's all dead space right here.

18 MR. BARLEY: And the lot, I assume, slopes
19 down and away from the house and back down to the
20 woods?

21 MR. KUHN: Yes, sir.

22 MR. BARLEY: Is there a house closer to
23 Arnold Road right there?

24 MR. KUHN: Yes, 4912.

25 CHAIRMAN MILLER: And where is -- you have a

1 sump pit right now, right?

2 MR. KUHN: I do not, no.

3 CHAIRMAN MILLER: You do not?

4 MR. KUHN: No.

5 CHAIRMAN MILLER: Okay.

6 MR. KUHN: Not to my knowledge, no.

7 MR. BARLEY: And to confirm, is there --
8 there's no longer a setback issue; is that correct?

9 MR. KUHN: No, it went down.

10 MS. GOLD-LUKAS: Yeah. Yeah, that's correct.
11 There is no longer, yeah.

12 MR. TOMAZICH: How far would the garage be
13 from that -- I guess it's the western property line
14 parallel to Arnold?

15 MR. KUHN: On -- on this side?

16 MR. TOMAZICH: No, where the yellow -- where
17 the yellow mark is between the garage and that
18 property right there.

19 MR. KUHN: It will be -- and so, it's 38 feet
20 from my front property line.

21 MR. TOMAZICH: Okay.

22 MR. KUHN: It's 113 feet from the street to
23 the back of the building.

24 MR. TOMAZICH: All right.

25 CHAIRMAN MILLER: Amanda, what is the setback

1 for a primary structure in that zoning district?

2 MS. GOLD-LUKAS: Forty feet.

3 CHAIRMAN MILLER: Forty feet?

4 MS. GOLD-LUKAS: Yes.

5 CHAIRMAN MILLER: And so, why doesn't he need
6 a setback from the garage for the garage on the
7 northerly property line of 40 feet?

8 MS. GOLD-LUKAS: He's -- and so, the front
9 setback is the ark there that's shown.

10 CHAIRMAN MILLER: Mhmm (affirmative).

11 MS. GOLD-LUKAS: And so, he is kind of an
12 irregularly shaped lot.

13 CHAIRMAN MILLER: All right.

14 MS. GOLD-LUKAS: We are considering this a
15 side over here. And so, in Residential B -- because
16 the house -- you know, because of everything -- it's
17 hard to classify.

18 CHAIRMAN MILLER: Yeah.

19 MS. GOLD-LUKAS: But I think, originally, we
20 had called this out as a front, and we would, you
21 know, reconsider it as a side. He still needs a
22 variance because it's in front of the house and
23 between that and the right-of-way. But in trying to
24 work with the lines that we had, that's what we came
25 up with.

1 CHAIRMAN MILLER: But he's not going to need
2 one later when the property line between him and --
3 what is that -- Berzonski?

4 MS. GOLD-LUKAS: No.

5 CHAIRMAN MILLER: Is that --

6 MS. GOLD-LUKAS: Between him and -- he would
7 need to -- no, because he needs to be 15 feet from
8 that side and 25 from the other, which he is. He's 16
9 and 38.

10 CHAIRMAN MILLER: Okay.

11 MS. GOLD-LUKAS: And so, he needs to be 40
12 feet here, which he is. He's out -- he's behind this
13 dotted line.

14 CHAIRMAN MILLER: Yeah.

15 MS. GOLD-LUKAS: And 25 there, which he is.
16 He's 38. And 15 there, which he is. He's 16.

17 CHAIRMAN MILLER: I just thought if you were
18 above 20 square feet, you needed to meet the primary
19 setbacks.

20 MS. GOLD-LUKAS: He is. That's this. This
21 is the primary setback here.

22 CHAIRMAN MILLER: Okay. And so, it's not 40
23 off the other property line?

24 MS. GOLD-LUKAS: No. We're calling this a
25 side.

1 CHAIRMAN MILLER: Okay.

2 MS. GOLD-LUKAS: Yeah.

3 MR. BARLEY: Does the Township have a
4 position?

5 MS. GOLD-LUKAS: No, the Township takes no
6 position.

7 CHAIRMAN MILLER: Do the Board Members have
8 any other questions for the applicant?

9 (No response.)

10 CHAIRMAN MILLER: Is there anybody in the
11 audience that has any questions or concerns or
12 anything they would like to say?

13 (No response.)

14 CHAIRMAN MILLER: Is there anything you would
15 like to add?

16 MR. KUHN: No.

17 CHAIRMAN MILLER: Okay. We have 45 days to
18 render a decision. Most often, a decision is made at
19 the next Zoning Hearing Meeting, which is about 30
20 days or so from today.

21 MR. KUHN: Okay.

22 CHAIRMAN MILLER: It will be read at the
23 beginning, sort of like what was done today.

24 MR. KUHN: Okay.

25 CHAIRMAN MILLER: Okay.

1 MR. KUHN: And so, should I come here and
2 appear to be --

3 CHAIRMAN MILLER: You don't have to.

4 MR. KUHN: Okay, fine, I don't have to be
5 here.

6 MS. GOLD-LUKAS: We'll -- we'll let you know
7 the next day.

8 MR. KUHN: All right.

9 MS. GOLD-LUKAS: We'll mail it. And then if
10 it's approved, we just resubmit your application on
11 that.

12 MR. KUHN: All right.

13 MS. GOLD-LUKAS: And so, you can call the
14 next day also and just ask and they'll let you know.

15 MR. KUHN: All right. Thank you.

16 MS. GOLD-LUKAS: Thanks.

17 CHAIRMAN MILLER: Thank you. The next case
18 is Number 23-04. The applicant, Katti Stoller with
19 BelaCoop, is requesting a variance to Zoning Ordinance
20 Number 310 under Article 310-89, Section C, Subsection
21 8, for wall signs on the east and south elevations
22 that are proposed to be located on wall surfaces that
23 do not comply with arterial roadways; as well as
24 Section D, Subsection 3, for the south elevation sign
25 not meeting the requirements regarding height and

1 placement on the wall on property located at 2232 West
2 Hardies Road.

3 We have the sign-in sheet for you up there.

4 MR. SCHULZ: Do I have to sign in only if I'm
5 going to talk?

6 CHAIRMAN MILLER: Yeah.

7 COURT REPORTER: You just did. I need your
8 name now.

9 MS. STOLLER: Okay, all right. I'm Katti
10 Stoller. I'm the owner of BelaCoop Animal Hospital at
11 2232 West Hardies Road. We had acquired 2228 West
12 Hardies Road, which was the Soup Du Jour building.

13 We have attached both buildings together and
14 are creating a boarding facility at the 2228 West
15 Hardies Road address. We came today just to apply for
16 a variance or ask for a variance regarding our sign
17 placement.

18 And so, currently, -- well, what we would
19 like to do is put the sign on the south and east ends
20 of the building, which is where the clients would be
21 coming into the building on the east end, and we would
22 want a sign on the south end just for visibility
23 purposes.

24 Unfortunately, we wouldn't be able to put one
25 on the front of the building just as the sign would be

1 so high. It would be a safety hazard for when you're
2 looking up because the sign -- because the building is
3 so close to the roadway.

4 MR. TOMAZICH: What is the size of the sign
5 on the east end of the building? What is the proposed
6 sign?

7 MS. STOLLER: This is when I'm going to have
8 Rick talk, because he knows all the specs better than
9 me.

10 MR. SCHULZ: It is 12 foot wide by 2 foot
11 high.

12 MR. TOMAZICH: By two foot, okay. And the
13 size of the south side?

14 MR. SCHULZ: It is --

15 MR. TOMAZICH: It's 3 foot by 18?

16 MR. SCHULZ: That is correct. Richard
17 Schulz, S-C-H-U-L-Z.

18 MR. MORAN: And could you just describe the
19 lighting on the signs or sign.

20 MS. STOLLER: Sure. We were planning on
21 having just a couple of gooseneck lights coming down
22 on the sign, something very simple just to illuminate
23 the sign during business hours.

24 MS. MOSER: Both signs would have the
25 gooseneck lights?

1 MS. STOLLER: Correct.

2 MS. MOSER: And you said just during business
3 hours?

4 MR. SCHULZ: Definitely the one over the
5 entrance. That's the main reason for that.

6 MS. STOLLER: Yeah.

7 MR. SCHULZ: And then --

8 MS. STOLLER: Just so people can see where
9 they're coming to.

10 MR. TOMAZICH: Will they -- will there be
11 people -- I mean, what are normal business hours then?
12 What will they be for the kennel, for instance?

13 MS. STOLLER: And so, for the kennel, it
14 would probably be from 7:00 A.m. to 9:00 p.m.

15 MR. TOMAZICH: 9:00 p.m., okay. And so, most
16 of the year you would need some type of lighting out
17 back.

18 MS. STOLLER: Mmhmm, mmhmm, (affirmative).
19 And like I said, they're just simple gooseneck lights
20 that would shine on the sign itself. It would just be
21 a focused light.

22 MR. TOMAZICH: Okay. I saw on the
23 description on the smaller sign there was three
24 gooseneck lights proposed. I don't see how many -- or
25 four goosenecks, I see. I'm sorry. There are four

1 lights on the other one.

2 MR. BARLEY: And so, to be clear, Amanda, on
3 Sign One, the variance is to place it on the south
4 side versus the west side?

5 MS. GOLD-LUKAS: Let's see. Yes. And so, it
6 would be -- Sign One -- I don't know where my scale on
7 this is. Yeah. And so, Sign One is on the south
8 side. Sign Two is on the east side right here. And
9 so, neither one of these are parallel to a roadway.

10 MR. TOMAZICH: Is there -- is there any
11 reason why the big sign could not be properly placed
12 on the building? It looks like -- from the photos
13 included in the packet, that there is no reason it
14 couldn't be dropped between the -- below the
15 second-story window where the ordinance requires it.

16 MS. STOLLER: Are you saying on the south
17 side or --

18 MR. TOMAZICH: Yeah -- no, or -- yeah, the
19 south side here. This one -- and so, I'm looking at
20 the photo on there. The sign, by ordinance, has got
21 to go between the two windows. Okay? It's got to be
22 under that second story. Is there any reason you
23 couldn't be there? You mentioned it can't be on the
24 west side because it would be too high.

25 MS. STOLLER: Mmhmm (affirmative).

1 MR. TOMAZICH: And so, -- you know, I know
2 there's a grade at the intersection right there. It
3 wouldn't be too much different when you're proposing
4 to have that sign on the corner. And so, I don't see
5 the need to have the sign up at the roof gutter line,
6 as opposed to, you know, under the window and
7 complying with the ordinance.

8 MR. SCHULZ: Where the roads -- well, the
9 intersection there -- this photograph really doesn't
10 show it, but the building sits up.

11 MR. TOMAZICH: Yeah, right.

12 MR. SCHULZ: And so, if you were at the
13 intersection, you'd actually be looking into the side
14 of the hillside and not -- if you put it where it
15 meets code. If -- if -- and that's why we went up
16 with it, so that at that intersection, which is where
17 everyone stops, obviously, they would have that line
18 of sight.

19 MR. TOMAZICH: I'm not sure I agree with
20 that, because the -- on the photo on the left, it
21 looks like it is very much close to being at the road
22 edge. And so, that -- as opposed to the photo on the
23 right looks to be much closer -- taken much closer to
24 the building. And so, the view from the road would be
25 closer to the photo of the old building.

1 I mean, the trees aren't there anymore.
2 You've taken all the trees out. They're not there, so
3 that -- the view is not obstructed in that sense.

4 CHAIRMAN MILLER: Is that an existing sign?

5 MS. GOLD-LUKAS: This is the old one, the
6 Soup Du Jour one.

7 CHAIRMAN MILLER: Yeah, but that is an
8 existing sign?

9 MS. GOLD-LUKAS: Correct, yeah.

10 CHAIRMAN MILLER: It's just a little bit
11 higher, right?

12 MR. TOMAZICH: Well, they went -- yeah, a bit
13 higher.

14 MS. GOLD-LUKAS: Yeah. I guess you could
15 call this existing non-conforming, but they are
16 increasing the --

17 CHAIRMAN MILLER: But they are increasing the
18 size of the conformance.

19 MR. TOMAZICH: Right.

20 MR. BARLEY: Could you zoom back out, Amanda?

21 MS. GOLD-LUKAS: Yeah.

22 MR. BARLEY: Maybe back to the street a
23 little.

24 CHAIRMAN MILLER: You want to see it from
25 Wildwood or --

1 MR. BARLEY: Yeah.

2 CHAIRMAN MILLER: Well, like, if you're at
3 the light traveling south toward the --

4 MR. BARLEY: Yes.

5 CHAIRMAN MILLER: -- now closed bridge.

6 MR. BARLEY: Because that's where I think the
7 concern probably made sense.

8 MS. GOLD-LUKAS: Like around here?

9 MR. BARLEY: Back up a bit.

10 CHAIRMAN MILLER: Like where that -- where
11 the white line is?

12 MR. BARLEY: Yeah.

13 MS. GOLD-LUKAS: This way?

14 MR. BARLEY: Yeah.

15 MS. GOLD-LUKAS: This is where it takes me,
16 up there.

17 MS. STOLLER: When they're coming south from
18 the southwest.

19 CHAIRMAN MILLER: That tree is --

20 MR. TOMAZICH: That's gone.

21 MR. BARLEY: Right, but you can see the
22 ground level of where it's at.

23 CHAIRMAN MILLER: And that -- those cameras
24 sit on top of a vehicle, not -- they're not in a
25 passenger compartment.

1 MR. BARLEY: I think the concern is the sign
2 down below the window puts it, essentially, at ground
3 level when viewed from the street, as opposed to up
4 above.

5 CHAIRMAN MILLER: Amanda, could you show us
6 what it looks like from Wildwood Sample, unless you
7 want to see it again. Okay. And the size of the sign
8 -- how does that relate to the visibility of the
9 lettering?

10 MR. SCHULZ: Well, you're on the right track
11 right there. It's the size of the letter from the
12 distance that you're viewing it. And because you're
13 at an intersection with red lights and, you know, you
14 have people that are heading toward the bridge that's
15 out and, you know, they're looking out their side
16 window, basically.

17 The folks, I guess, are at this site here
18 looking, you know, at the farthest distance, and
19 they're looking out of a windshield. Everybody else
20 is looking on an angle, I guess, is what I'm trying to
21 say.

22 CHAIRMAN MILLER: And the height of the
23 letters?

24 MR. SCHULZ: I believe the larger sign has --
25 I think it's 11.5 inch letters.

1 CHAIRMAN MILLER: Yep.

2 MR. SCHULZ: You know, they -- if you
3 figure -- and this is a very generic formula, but
4 after about 30 feet -- or after a 3-inch letter, you
5 add about 10 foot to the viewing distance for maximum
6 readability. Now, there's a lot of variables, like
7 contrast of colors and weather and right down to a
8 person's eyesight.

9 And so, -- but this does work well for that
10 as far as not being overpowering and not being to a
11 point where it's not worth the investment.

12 CHAIRMAN MILLER: Does the Township take a
13 position?

14 MS. GOLD-LUKAS: No, the Township takes no
15 position.

16 CHAIRMAN MILLER: Okay. Any other members of
17 the Board have any questions?

18 MR. TOMAZICH: I mean, is there any reason
19 you could not limit the lighting, well, at least in
20 the back, the south -- or the east sign to business
21 hours, since, theoretically, no one will be coming in
22 there? I mean, the building -- the other buildings
23 are right there. If you have the lights on all night,
24 --

25 MS. STOLLER: Sure.

1 MR. TOMAZICH: And so, I mean, I don't know
2 that the south -- south-facing sign is that much of an
3 issue, in my mind, but I think that would be an issue
4 on the east-facing sign. I don't know how much
5 lighting is there at night for the parking, if any,
6 but --

7 MS. STOLLER: There's not going to be any,
8 really, -- well, the parking is going to be on the
9 opposite side of the building.

10 MR. TOMAZICH: Okay. Right.

11 MS. STOLLER: And so, all the lighting there
12 will all be over on that side. And so, the only
13 lighting on this side will just be the goosenecks that
14 are above the signs.

15 MR. TOMAZICH: Okay.

16 MR. BARLEY: And is the east side -- is that
17 where the entrance will be to the kennel?

18 MS. STOLLER: Correct.

19 MR. BARLEY: That's where the public will be
20 going in?

21 MS. STOLLER: Correct.

22 MR. BARLEY: And they'll park and then come
23 down beside the building?

24 MS. STOLLER: There's a sidewalk that's
25 coming up, correct.

1 MR. MORAN: On the east side, is that -- are
2 there structures around there, or is it just existing
3 open grass there?

4 MS. STOLLER: Just in front of that. It will
5 be where the dogs will be taken out of the kennel.
6 And so, that's a grassy area that will be fenced in.

7 CHAIRMAN MILLER: And it will go in between
8 the fence or around the fence?

9 MS. STOLLER: In between. There's a whole
10 fencing system.

11 CHAIRMAN MILLER: There's a variance related
12 to the fence or something like that?

13 MS. STOLLER: Yeah, yeah.

14 CHAIRMAN MILLER: Because we saw you before
15 on this, --

16 MS. STOLLER: Correct.

17 CHAIRMAN MILLER: -- but there was some
18 discussion about that area.

19 MS. STOLLER: Correct. It was about the
20 six-foot fence.

21 CHAIRMAN MILLER: Okay.

22 MS. STOLLER: The privacy fence, yeah.

23 CHAIRMAN MILLER: Okay.

24 MR. BARLEY: I can't recall, Amanda, are
25 there existing requirements regarding lighting a sign

1 like this for business hours or ordinances?

2 MS. GOLD-LUKAS: No, only for it to be
3 downward facing, but not that I'm aware of for a limit
4 on hours.

5 CHAIRMAN MILLER: Because this is
6 Neighborhood Commercial, right?

7 MS. GOLD-LUKAS: It is Neighborhood
8 Commercial, yeah, but our lighting section does not
9 have a distinction, I believe, in that regard.

10 CHAIRMAN MILLER: Okay.

11 MS. MOSER: That entrance, though, that's
12 from a parking lot or just an empty lot. And so, kind
13 of -- I'm going to say behind the building, because
14 it's not on a road?

15 MS. STOLLER: It's not.

16 MS. MOSER: It's not on West Hardies. It's
17 not on Wildwood?

18 MS. STOLLER: Correct. And so, we have the
19 main parking lot, which is just, I guess, north of --
20 I'm trying to get a direction -- north of the
21 hospital. We have the bigger lot there. And then we
22 have a smaller lot just adjacent to it. Now, Mulberry
23 Lane runs in between the hospital and just that
24 easement, but that's the only parking that's there.

25 And so, then right on the other side of

1 Mulberry is where that large meadow area is, which is
2 going to be fenced in.

3 MS. MOSER: And there's no homes back there?

4 MS. STOLLER: There's one home. Nancy is her
5 name. I don't know her last name, but she's further
6 out. She's more across from the hair salon.

7 MS. MOSER: Deeper into Mulberry?

8 MS. STOLLER: Deeper in, yeah.

9 MS. MOSER: But not -- but not where that
10 entrance is --

11 MS. STOLLER: No.

12 MS. MOSER: -- or the other grassy area?

13 MS. STOLLER: No.

14 MS. MOSER: And so, there's --

15 MS. STOLLER: Not a problem.

16 MR. TOMAZICH: And so, that is going to
17 remain a meadow for walking the dogs -- the animals
18 and everything?

19 MS. STOLLER: Correct.

20 MR. TOMAZICH: That's not going to be
21 converted to parking?

22 MS. STOLLER: No.

23 MR. TOMAZICH: Okay.

24 MS. STOLLER: Correct.

25 MS. MOSER: And that is the only entrance to

1 the boarding facility, and that is the reason for the
2 sign?

3 MS. STOLLER: Correct.

4 MS. MOSER: It's so that when people come to
5 board their pets, they know which building to go to --

6 MS. STOLLER: Exactly.

7 MS. MOSER: -- and where the entrance is.

8 MS. STOLLER: Exactly, because you have to go
9 past the hospital. The way that it's situated, you
10 have to go past the hospital, and you have to kind of
11 go around. And so, we also have the Beauty Barn
12 that's there as well. And so, you have to go around
13 the Beauty Barn and towards the back.

14 And so, you just wouldn't be able to see
15 where you were going. And so, we're just trying to
16 give some kind of direction to find the stairs.

17 MR. TOMAZICH: Will you be having any
18 directional arrow signs or anything like that, that --
19 you know, the little --

20 MS. STOLLER: We do, correct. And so, we
21 already have a couple directional signs that are
22 placed, and we're putting another little sign right
23 underneath that.

24 MR. TOMAZICH: All right.

25 CHAIRMAN MILLER: Any other questions?

1 (No response.)

2 CHAIRMAN MILLER: Anybody from the audience
3 have any questions or comments?

4 (No response.)

5 CHAIRMAN MILLER: Anything you'd like to add?

6 MS. STOLLER: I don't think so.

7 CHAIRMAN MILLER: Okay. Well, we have 45
8 days to render a decision. Normally, it happens at
9 the next month's Zoning Hearing Meeting.

10 MS. STOLLER: Okay. Thank you.

11 CHAIRMAN MILLER: That concludes the March
12 hearing.

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14 (The hearing terminated at 7:59 p.m.)

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CERTIFICATE OF REPORTER

COMMONWEALTH OF PENNSYLVANIA :
:
COUNTY OF ALLEGHENY :

I, Aimee E. Wysocki, a Notary Public duly commissioned and qualified in and for the said Commonwealth and County, do hereby certify that pursuant to the notice, the within named persons who were sworn by me to testify to the truth and nothing but the truth of their knowledge touching and concerning the matters in controversy in this cause; that they were thereupon carefully examined upon their oath and the examination reduced to writing under my supervision; and that this hearing is a true record of the testimony given by the witnesses.

I further certify that I am neither attorney nor counsel for, nor related to or employed by any of the parties to the action in which this hearing was taken; and further, that I am not a relative or employee or any attorney or counsel employed by the parties or financially interested in this action.

In testimony whereof, I have hereunto subscribed my hand and affixed my seal of office this Monday, May 1, 2023.

My Commission Expires:
March 4, 2027

Aimee Wysocki

Notary Public

able

exceeds

| A | B | | |
|---|---|---|---|
| <p>able (13:24) (26:14) above (10:18) (20:4) (22:14) accessory (5:11) acquired (13:11) across (25:6) action (28:12) (28:14) add (11:15) (21:5) (27:5) address (13:15) adjacent (24:22) administrator (1:18) affirmative (9:10) (15:18) (16:25) affixed (28:15) agenda (3:4) agree (17:19) ahead (6:1) allegheny (28:5) allison (1:9) allow (3:20) amanda (1:18) (8:25) (16:2) (18:20) (20:5) (23:24) angle (20:20) animal (13:10) animals (25:17) another (26:22) anymore (18:1) appear (12:2) applicant (3:14) (4:2) (4:3) (5:1) (5:6) (5:15) (11:8) (12:18) applicants (3:7) application (12:10) applications (4:2) apply (13:15) approval (3:19) approved (12:10) approximate (6:20) approximately area (5:11) (23:6) (23:18) (25:1) (25:12) aren't (18:1) ark (9:9) arnold (2:5) (5:14) (6:4) (7:23) (8:14) around (6:24) (7:16) (19:8) (23:2) (23:8) (26:11) (26:12) arrow (26:18) arterial (12:23) article (3:9) (5:8) (12:20) assume (7:18) attached (13:13) attorney (28:11) (28:13) audience (11:11) (27:2) avenue (2:5) (5:14) (6:4) aware (24:3) away (7:19)</p> | <p>barley (1:13) (4:6) (4:7) (6:20) (6:23) (7:1) (7:5) (7:12) (7:18) (7:22) (8:7) (11:3) (16:2) (18:20) (18:22) (19:1) (19:4) (19:6) (19:9) (19:12) (19:14) (19:21) (20:1) (22:16) (22:19) (22:22) (23:24) barn (26:11) (26:13) basically (20:16) beauty (26:11) (26:13) behind (7:3) (10:12) (24:13) belacoop (2:7) (12:19) (13:10) believe (6:25) (20:24) (24:9) below (16:14) (20:2) berzonski (10:3) beside (22:23) better (14:8) between (8:17) (9:23) (10:2) (10:6) (16:14) (16:21) (23:7) (23:9) (24:23) big (16:11) bigger (24:21) bit (18:10) (18:12) (19:9) board (1:1) (1:12) (3:3) (3:15) (5:1) (11:7) (21:17) (26:5) boarding (13:14) (26:1) boat (6:15) both (13:13) (14:24) bridge (19:5) (20:14) build (6:4) building (1:8) (7:11) (8:23) (13:12) (13:20) (13:21) (13:25) (14:2) (14:5) (16:12) (17:10) (17:24) (17:25) (21:22) (22:9) (22:23) (24:13) (26:5) buildings (13:13) (21:22) business (14:23) (15:2) (15:11) (21:20) (24:1)</p> | <p>cases (4:16) cause (28:9) certificate (28:1) certify (28:7) (28:11) classify (9:17) clear (16:2) clients (13:20) close (14:3) (17:21) closed (19:5) closer (7:22) (17:23) (17:25) code (17:15) colors (21:7) comments (27:3) commercial (24:6) (24:8) commission (28:16) commissioned (28:6) commonwealth (28:4) (28:7) compartment (19:25) comply (12:23) complying (17:7) concern (19:7) (20:1) concerning (28:9) concerns (11:11) concluded (3:15) concludes (27:11) concur (4:6) (4:7) (4:9) (4:10) (4:11) (4:12) (4:13) (4:14) (4:15) conditions (3:17) confirm (8:7) conformance (18:18) consideration (3:13) considering (9:14) contrast (21:7) controversy (28:9) converted (25:21) corner (17:4) cost (7:8) couldn't (16:14) (16:23) counsel (28:12) (28:13) county (28:5) (28:7) couple (4:17) (14:21) (26:21) court (5:2) (5:3) (5:16) (5:19) (13:7) creating (13:14) currently (13:18)</p> | <p>detached (3:10) (5:10) (6:4) (6:10) different (17:3) dimensions (6:21) (6:23) direction (24:20) (26:16) directional (26:18) (26:21) discussion (23:18) distance (20:12) (20:18) (21:5) distinction (24:9) district (5:12) (9:1) does (7:1) (7:16) (11:3) (20:8) (21:9) (21:12) (24:8) doesn't (9:5) (17:9) dogs (23:5) (25:17) done (11:23) dotted (10:13) double (7:8) down (7:9) (7:19) (8:9) (14:21) (20:2) (21:7) (22:23) downward (24:3) driveway (6:8) (7:10) (7:16) dropped (16:14) due (3:13) duly (5:19) (28:6) during (14:23) (15:2)</p> |
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| | | | <p>easement (3:20) (3:21) (24:24) east (12:21) (13:19) (13:21) (14:5) (16:8) (21:20) (22:16) (23:1) east-facing (22:4) edge (5:13) (6:7) (7:3) (17:22) either (3:17) elevation (12:24) elevations (12:21) else (20:19) employed (28:12) (28:13) employee (28:13) empty (24:12) encroach (3:20) encroaching (3:10) encroachment (3:17) (3:21) end (13:21) (13:22) (14:5) ends (13:19) entered (3:25) entrance (15:5) (22:17) (24:11) (25:10) (25:25) (26:7) essentially (20:2) everybody (20:19) everyone (17:17) exactly (26:6) (26:8) examination (28:10) examined (28:9) excavating (7:8) exceeds (5:10)</p> |
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